



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: February 12, 2021

REF: Z-12002-20

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for Zone Change from RS6 Single Dwelling Residential and IL Limited Industrial to IL Limited Industrial

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, February 11, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Zone Change from RS6 Single Dwelling Residential and IL Limited Industrial to IL Limited Industrial

Location - 0 S Byrne, 602 S Byrne, and 3550 Angola

Applicant - Michael Kott, EMKOTT LTD
6505 W Bancroft Street
Toledo, OH 43615

Site Description

Zoning - RS6 / Single Dwelling Residential

Area - ± 48.986 acres

Frontage - ± 420' along Airport Hwy
± 201' along Byrne Rd

Existing Use - Vacant land

Proposed Use - Landscaping and Recycling business

Area Description

North - Limited Industrial / IL

South - Regional Commercial / CR

East - Neighborhood Commercial / CN, Limited Industrial / IL, and Regional Commercial / CR

West - Limited Industrial / IL

GENERAL INFORMATION (cont'd)

Combined Parcel History

M-32-59	-	Interim zoning annex area bounded by Richards, Dorr, Byrne, Nebraska, TTRR Adams Township
Z-8009-99	-	Zone Change from R-2 and M-1 to M-1 at 606-636 S Byrne Road and 3550-3636 Angola Road. Approved by PC on 10/14/99. Plat never recorded, zoning did not take effect. Ord.303-00, 03/28/00

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from RS6 Single Dwelling Residential and IL Limited Industrial to IL Limited Industrial for a site located at 0 S Byrne, 602 S Byrne and 3550 Angola Rd. The ± 48.986 acre site is currently undeveloped. Surrounding land uses include light industrial to the north, commercial to the east, single family homes and commercial to the south across Airport Hwy, and vacant land to the west.

The applicant is requesting the Zone Change in order to relocate his existing landscaping and recycling business. A Zone Change is required in order to allow for the operation of both recycling facilities and urban agriculture. A portion of this site was rezoned to IL Limited Industrial in 1999, but was subject to platting. The final plat was never recorded; therefore the zoning did not convert.

20/20 Plan

The Toledo 20/20 Comprehensive Plan targets this area and the geography around the site for Limited Industrial land uses. Staff recommends approval of the applicant's request because the proposed rezoning is consistent with the Toledo 20/20 Comprehensive Plan. Additionally, staff recommends approval of the Zone Change because the proposed zoning is consistent with the existing zoning classifications and land uses of properties within the general vicinity of the subject property.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-12001-20, a request for a Zone Change from RS6 Single Dwelling Residential and IL Limited Industrial at 0 S Byrne, 602 S Byrne, and 3550 Angola Road to the Toledo City Council for the following three (3) reasons:

PLAN COMMISSION RECOMMENDATION (cont'd)

1. The request conforms to the Toledo 20/20 Comprehensive Plan and the stated purpose of the Zoning Code **TMC§1111.0606.A**,
2. The request is consistent with existing land uses within the general vicinity of the subject property **TMC§1111.0606.B**; and
3. The request is consistent with zoning classifications of properties within the general vicinity of the subject property **TMC§1111.0606.C**.

Respectfully Submitted,



Thomas C. Gibbons
Secretary

Two (2) sketches follow

Cc: Michael Kott, Applicant
Lisa Cottrell, Administrator
Nancy Hirsch, Planner



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P. 419 245-1200 F. 419 936-3730

DATE: January 29, 2021
REF: Z-12002-20
PLANNER: Hirsch

NOTICE OF PUBLIC HEARING

on

Date: Thursday, February 11, 2021

Request: Zone Change from RS6 to IL, Limited Industrial

Location: 0 S Byrne Rd, 602 S Byrne Rd, and 3550 Angola

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, February 11, 2021** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

Zoom Link:

Join from PC, Mac, Linux, iOS or Android:

<https://toledo-oh-gov.zoom.us/j/86196937519?pwd=N3FvZDIEdTgzSE5mUzRNU2ppYXNpdz09>

Passcode: 960957

Or at zoom.us enter Webinar ID 861 9693 7519

Webinar Passcode 960957

Or Telephone:

Dial: 602-333-2017 or 888-204-5987 (US Toll Free)

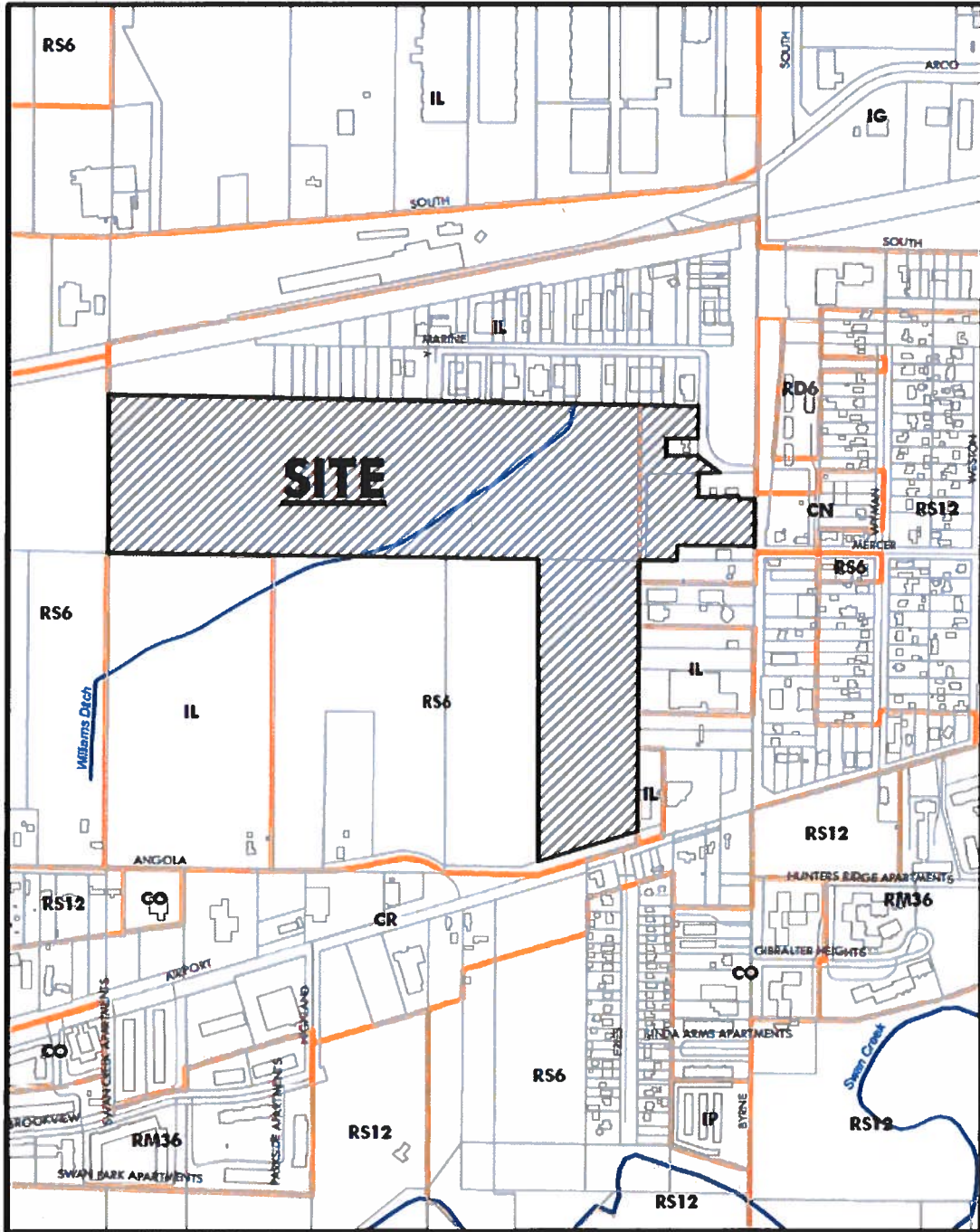
Conference code: 291916

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at nancy.hirsch@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

Zoning & Land Use

Z-12002-20



CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: January 29, 2021
Ref: Z-12002-20

NOTICE OF PUBLIC HEARING

Wednesday, March 17, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, March 17, 2021 at 4:00 p.m., will consider the following request:

Zone Change from RS6 to IL at 0 S Byrne, 602 S Byrne, and 3550 Angola

When: March 17, 2021 04:00 PM Eastern Time (US and Canada)
Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84938443246?pwd=bm5DVjVvNEtQcnJlN2ZlY2h5WVY0dz09>

Passcode: 253123

Or Telephone:

Dial:
USA 602 333 2017
USA 8882045987 (US Toll Free)
Conference code: 623767

Julie Gibbons
Assistant Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

PUBLIC HEARING

CASE NO. Z-12002-20

REQUEST: Zone Change from RS6 to IL
at O S Byrne Rd, 602 S. Byrne Rd, and 3550 Angola Rd.

APPLICANT NAME: Emkott, LTD
ADDRESS: 6505 W Bancroft St, Toledo, OH 43615

DATE: February 11, 2021 TIME: 2:00 p.m.

Contact Person: Nancy Hirsch
Contact Person Phone Number: 419-936-2585

PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, OH

**For Further Information, Contact
The Toledo-Lucas County Plan Commissions**

PHONE: (419) 245-1200 FAX: (419) 936-3730

TMC 1111.0304

CITY OF TOLEDO

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk** (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 01.26.21 to 03.26.21.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

(Applicant or Agent)

(Print Name or Organization)

(Telephone No.)

I issued 1 signs for this application 01.19.21
(Date)

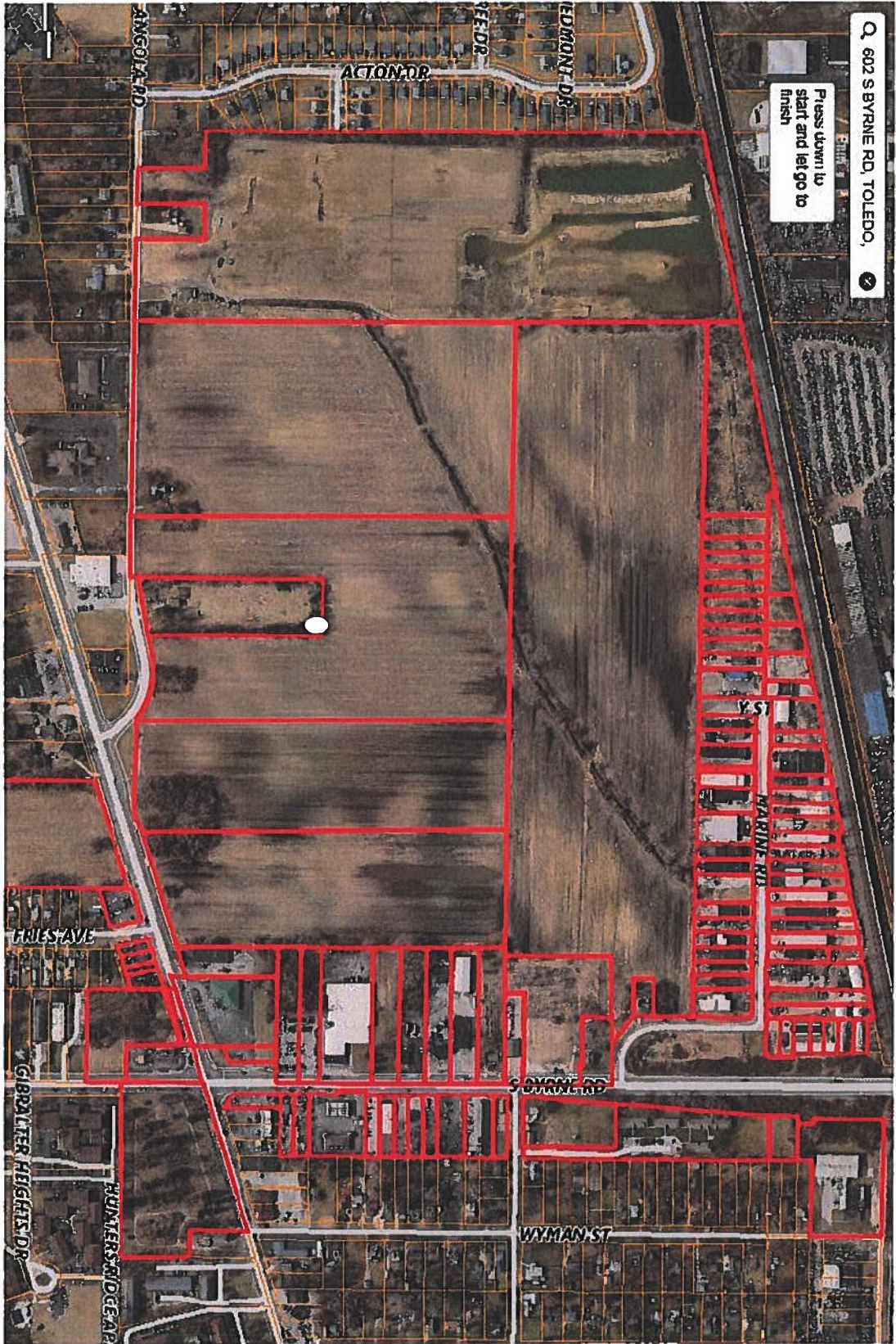
Nancy Hirsch
(Staff Member)

Location of sign(s) 0 S Byrne, 602 S Byrne, and 3550 Angol

CASE NUMBER Z-12002-20

MAILING MAP

Z-12002-20



occupant	property address 1	property address 2
OCCUPANT	0 MARINE RD R	TOLEDO OH 43609
OCCUPANT	0 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	3404 MARINE RD	TOLEDO OH 43609
OCCUPANT	3441 SOUTH AVE	TOLEDO OH 43609
OCCUPANT	3452 AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3458 AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3464 AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3468 AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3505 AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3516 AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3524 MARINE RD	TOLEDO OH 43609
OCCUPANT	3525 MARINE RD	TOLEDO OH 43609
OCCUPANT	3530 MARINE RD	TOLEDO OH 43609
OCCUPANT	3531 AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3533 MARINE RD	TOLEDO OH 43609
OCCUPANT	3535 AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3537 MARINE RD	TOLEDO OH 43609
OCCUPANT	3539 AIRPORT HWY	TOLEDO OH 43609
CONRAD CHARLENE P	3540 AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3540 MARINE RD	TOLEDO OH 43609
OCCUPANT	3541 MARINE RD	TOLEDO OH 43609
OCCUPANT	3543 AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3544 MARINE RD	TOLEDO OH 43609
OCCUPANT	3547 AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3547 MARINE RD	TOLEDO OH 43609
JOSEPH ROBERT A TRUSTEE	3550 ANGOLA RD	TOLEDO OH 43615
OCCUPANT	3550 MARINE RD	TOLEDO OH 43609
OCCUPANT	3553 MARINE RD	TOLEDO OH 43609
OCCUPANT	3559 MARINE RD	TOLEDO OH 43609
WOODDALL BRAD & RANDI	3560 MARINE RD	TOLEDO OH 43609
3561 AIRPORT HWY LLC	3561 AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3564 MARINE RD	TOLEDO OH 43609
OCCUPANT	3603 MARINE RD	TOLEDO OH 43609

OCCUPANT	3607	MARINE RD	TOLEDO OH 43609
OCCUPANT	3608	MARINE RD	TOLEDO OH 43609
OCCUPANT	3614	MARINE RD	TOLEDO OH 43609
BELVILLE BERT E JR	3618	MARINE RD	TOLEDO OH 43609
OCCUPANT	3621	MARINE RD	TOLEDO OH 43609
OCCUPANT	3624	MARINE RD	TOLEDO OH 43609
OCCUPANT	3628	MARINE RD	TOLEDO OH 43609
KOVAR ROBERT E JR & MARILYN F	3631	MARINE RD	TOLEDO OH 43609
OCCUPANT	3634	MARINE RD	TOLEDO OH 43609
OCCUPANT	3636	ANGOLA RD	TOLEDO OH 43615
OCCUPANT	3637	MARINE RD	TOLEDO OH 43609
OCCUPANT	3638	MARINE RD	TOLEDO OH 43609
OCCUPANT	3641	AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3643	MARINE RD	TOLEDO OH 43609
OCCUPANT	3644	MARINE RD	TOLEDO OH 43609
OCCUPANT	3645	AIRPORT HWY	TOLEDO OH 43615
OCCUPANT	3647	MARINE RD	TOLEDO OH 43609
OCCUPANT	3653	AIRPORT HWY	TOLEDO OH 43609
OCCUPANT	3653	MARINE RD	TOLEDO OH 43609
OCCUPANT	3654	MARINE RD	TOLEDO OH 43609
OCCUPANT	3659	MARINE RD	TOLEDO OH 43609
OCCUPANT	3660	MARINE RD	TOLEDO OH 43609
OCCUPANT	3690	AIRPORT HWY	TOLEDO OH 43615
OCCUPANT	3704	MARINE RD	TOLEDO OH 43609
OCCUPANT	3707	MARINE RD	TOLEDO OH 43609
OCCUPANT	3711	MARINE RD	TOLEDO OH 43609
OCCUPANT	3712	MARINE RD	TOLEDO OH 43609
OCCUPANT	3717	MARINE RD	TOLEDO OH 43609
OCCUPANT	3722	MARINE RD	TOLEDO OH 43609
OCCUPANT	3723	MARINE RD	TOLEDO OH 43609
OCCUPANT	3727	MARINE RD	TOLEDO OH 43609
OCCUPANT	3733	MARINE RD	TOLEDO OH 43609
OCCUPANT	3737	MARINE RD	TOLEDO OH 43609
OCCUPANT	3743	MARINE RD	TOLEDO OH 43609

OCCUPANT	3747 MARINE RD	TOLEDO OH 43609
OCCUPANT	3753 MARINE RD	TOLEDO OH 43609
OCCUPANT	3757 MARINE RD	TOLEDO OH 43609
OCCUPANT	3772 ANGOLA RD	TOLEDO OH 43615
GARDNER MAUREEN R TRUSTEE	3800 AIRPORT HWY	TOLEDO OH 43615
OCCUPANT	3802 AIRPORT HWY	TOLEDO OH 43615
OCCUPANT	3802 AIRPORT HWY R	TOLEDO OH 43615
VEEM WIRELESS LLC	3810 ANGOLA RD	TOLEDO OH 43615
SUJKOWSKI INVESTMENTS CO	3838 AIRPORT HWY	TOLEDO OH 43615
OCCUPANT	3859 ANGOLA RD	TOLEDO OH 43615
TPS CREDIT UNION INC	3860 ANGOLA RD	TOLEDO OH 43615
OCCUPANT	3917 ANGOLA RD	TOLEDO OH 43615
OCCUPANT	3920 ANGOLA RD	TOLEDO OH 43615
OCCUPANT	3923 ANGOLA RD	TOLEDO OH 43615
FLEECE RICHARD & KATHLEEN	3937 ANGOLA RD	TOLEDO OH 43615
SEEBURGER REGINA	3943 ANGOLA RD	TOLEDO OH 43615
MILLER JOSHUA S	3971 ANGOLA RD	TOLEDO OH 43615
OCCUPANT	4004 ANGOLA RD	TOLEDO OH 43615
GEINER ELEANOR M	4025 ANGOLA RD	TOLEDO OH 43615
PADILLA JUAN & JOSEFINA SANDOVAL	4034 ANGOLA RD	TOLEDO OH 43615
OCCUPANT	4043 ANGOLA RD	TOLEDO OH 43615
OCCUPANT	4049 ANGOLA RD	TOLEDO OH 43615
DARNELL RICHARD	4062 ANGOLA RD	TOLEDO OH 43615
OCCUPANT	516 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	520 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	526 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	530 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	536 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	537 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	540 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	602 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	636 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	657 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	703 S BYRNE RD	TOLEDO OH 43609

OCCUPANT	704 S BYRNE RD	TOLEDO OH 43609
CURTIS LAVERNE	708 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	709 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	714 S BYRNE RD	TOLEDO OH 43615
DOMINGUEZ PROPERTIES, LTD	723 S BYRNE RD	TOLEDO OH 43607
BIENYK GERALD A TRUSTEE	724 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	727 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	732 S BYRNE RD	TOLEDO OH 43609
REDOAK PROPERTY MANAGEMENT LLC	733 S BYRNE RD	TOLEDO OH 43615
OCCUPANT	737 S BYRNE RD	TOLEDO OH 43609
TOLEDO CHIROPRACTIC, LLC	743 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	744 S BYRNE RD	TOLEDO OH 43615
TOLEDO CHIROPRACTIC, LLC	747 S BYRNE RD	TOLEDO OH 43609
FELICITY HOLDINGS LLC	764 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	768 S BYRNE RD	TOLEDO OH 43615
OCCUPANT	803 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	806 S BYRNE RD	TOLEDO OH 43609
OCCUPANT	815 S BYRNE RD	TOLEDO OH 43609
FAMILY VIDEO MOVIE CLUB INC	1022 EAST ADAMS ST	SPRINGFIELD IL 62703
PROPER LIVING MANAGEMENT LLC	112 BLOOMFIELD AVE	TOLEDO OH 43607
ABUSHABAN MUHAMMAD H	1122 N BYRNE # 12	TOLEDO OH 43607
3607 MAINE LLC	11608 ROUGET RD	BLISSFIELD MI 49228
PREMIER ON PROPERTIES LLC	1162 HOGGATE STE 102	MAUMEE OH 43537
HOUSE OF TUDOR LLC	14645 PRAIRIE LAKE DR	PERRYSBURG OH 43551
LILA INVESTMENT LLC	14817 ALI AVE	MIDDLEBURG HEIGHTS OH 44130
LAVIGNE THOMAS E	1533 HOLMES ST	TOLEDO OH 43605 3835
WILEY STEPHANIE C	1859 BORDEAUX AVE	THE VILLAGES FL 32162 1615
YASSINE FAMILY, INC	1991 ROSE ARBOR DR	TOLEDO OH 43614
ROCKNE PROPERTIES LLC	2222 BELVEDERE	TOLEDO OH 43614
FRYE DANIEL W (DBA) FRYE'S MUSIC SERVICE	2641 FALMOUTH RD	OTTAWA HILLS OH 43615
HOLMES JEFFREY	2695 STATE RT 12	BURGOON OH 43407
WALK THE WORD MINISTRY INC	2702 NEBRASKA AVE	TOLEDO OH 43607
BMG PROPERTIES LTD	2920 CENTENNIAL RD	TOLEDO OH 43617
WHALEY JOHN B	3554 MARINE DR	TOLEDO OH 43609

TWO MORE MOORES PRODUCTION COMPANY, LTD	3613 MARINE RD	TOLEDO OH 43609 1019
GARDENIA AND SON LLC	3627 ROBERTA DR	TOLEDO OH 43614
OCCUPANT	3660 CHESTERTON	TOLEDO OH 43615
GOECKERMAN KEVIN & APRIL	3705 MARINE RD	TOLEDO OH 43609 1047
KUBA ENTERPRISES LTD	3724 AIRPORT HWY	TOLEDO OH 43615 7104
OCCUPANT	3820 SECOR RD	TOLEDO OH 43623
OCCUPANT	3838 AIRPORT HWY	TOLEDO OH 43615 7106
TPS CREDIT UNION INC	3845 ANGOLA RD	TOLEDO OH 43615
OCCUPANT	3971 ANGOLA RD	TOLEDO OH 43615 6507
LUONG VINH QUOC & TUYET-BACH MA	4300 W CYPRESS ST STE 600	TAMPA FL 33607 4157
LUCAS METROPOLITAN HOUSING AUTHORITY	435 NEBRASKA AVE	TOLEDO OH 43604
KHRAWESH SANA	4403 CANDLEWOD LN	SYLVANIA OH 43560
BOCIAN SHARYN M TRUSTEE	4620 E VISTA BONITA DR	PHOENIX AZ 85050
GREENE KATHLEEN J	4809 WATERBURY LN	MAUMEE OH 43537 8654
YOST DAVID W & ELIZABETHF, TRUSTEES	4893 SAINT MEDAN DR	WESTERVILLE OH 43082 9389
METROPOLITAN PARK DISTRICT OF THE TOLEDO	5100 W CENTRAL AVE	TOLEDO OH 43615
STRAIN THOMAS E & SHARON R	5105 HILL AVE	TOLEDO OH 43615
S & G REAL ESTATE LLC	5131 W ALEXIS RD	SYLVANIA OH 43560
DOMINGUEZ PROPERTIES, LTD	5242 ANGOLA RD # 180	TOLEDO OH 43615
JOSEPH ROBERT A TRUSTEE	5679 MONROE ST BLDG 4 APT 1019	SYLVANIA OH 43560
SALAZAR ANTONIO & DIANA L	6025 N CHANTICLEER DR	MAUMEE OH 43537
REAU LOIS M SUCCESSOR TRUSTEE	6405 DORR ST	TOLEDO OH 43615 4310
OPACZEWSKI DELPHINE SUCCESSOR TRUSTEE	6651 HUNTERS CROSSING	MAUMEE OH 43537
ADLER TONY W	6935 FREDERICKBURG DR	SYLVANIA OH 43560
OCCUPANT	733 S BYRNE RD	TOLEDO OH 43609
JANAAM LLC	756 S BYRNE RD	TOLEDO OH 43609
SAINTS IN TOLEDO	7810 NEBRASKA AVE	TOLEDO OH 43617 1119
RAMADAN MUHIEDDINE	813 S BYRNE RD	TOLEDO OH 43609 1007
TOLEDO INDUSTRIAL PROPERTIES, LLC	8534 W CENTRAL AVE	SYLVANIA OH 43560
VEEM WIRELESS LLC	8762 CEDAR BEND RD	SYLVANIA OH 43560
SAUNDERS BROOKE A & JEREMY W	1215 SUPE RIOR AVENUE	CLEVELAND OH 44114
IDE CENTER APARTMENTS II INC	P O BOX 10015	TOLEDO OH 43699
BISHOP JOHN T	P.O. BOX 141174	TOLEDO OH 43614
FOURSOME INC	P.O. BOX 213	HOLLAND OH 43528

TACO BELL OF AMERICA, INC.
GREENE RAYMOND K L
SCHMUHL JOSEPH G , TRUSTEE

P.O. BOX 80615
PO BOX 1282
PO BOX 140303

INDIANAPOLIS IN 46280
HOLLAND OH 43528
TOLEDO OH 43614

Z-12002-20 Against (3)

From: Rankins-Anderson, Lindsey
Sent: Wednesday, February 10, 2021 2:11 PM
To: Hirsch, Nancy
Subject: Fw: Zoning change ref: Z-12002-20

Hi Nancy,

This is for Z-12002-20

Lindsey Rankins-Anderson
Clerk Specialist II
Toledo-Lucas County Plan Commissions
419-245-1200
Lindsey.Rankins-Anderson@toledo.oh.gov

From: Kerr, Robert <robkerr@med.umich.edu>
Sent: Wednesday, February 10, 2021 1:58 PM
To: Rankins-Anderson, Lindsey
Subject: Zoning change ref: Z-12002-20

My name is Robert. I am a home owner on Wyman St and I am concerned on this zoning change for Clean Wood Recycling.

The smells from clean wood recycling is absolutely terrible from just driving along the freeway in the summer. The smell permeates for miles and would reach my area as well as hundreds of others. The smell is nauseating. I enjoy being outside my home but this would make it unbearable. I enjoy gardening but don't enjoy the "country air". I don't know how else to describe it. I am a customer of clean wood recycling. I bought 12 cubic yards of mulch last year from them and the mulch smell lasted for weeks. I can't imaging having that smell all summer long.

I believe this can't be good for the water shed either. The runoff from the decomposing grass clippings which are full of nutrients from fertilizer as well as pesticides which would get into the Swan Creek tributary system which leads into Lake Erie and further increase the toxic algae blooms we have in the summer and put more toxins in our Great Lakes. We can't have this near Swan Creek. Also Swan Creek Metropark is on the other side of Airport highway.

Are there any concerns for the watershed? Any studies done?

Thank you for your time,
Robert

Sent from my iPhone

Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

Hirsch, Nancy

From: Stephen Chenault [sdchenault@gmail.com]
Sent: Tuesday, February 09, 2021 5:16 PM
To: Hirsch, Nancy
Subject: Zoning Change Questions

Dear Nancy,

I am quite concerned with the short notice of the zoning change. I literally just received notice and it appears the meeting is this week which with timeframe and previous scheduled appointments makes it extremely hard to attend to voice the many concerns I and other businesses and residents have.

In my opinion the proposed zoning change and proposed use will have severe consequences to the value of my property and the surrounding businesses, residents and entire area. It makes one wonder will there also be the severe negative effects of traffic flow and patterns and bringing even more traffic with the risk and wear and tear of heavy equipment and large vehicles and equipment traveling to and from the site daily to an already overloaded and very taxed traffic area making it more dangerous to citizens, employees and our first line responders of this fine city. This is already apparent in the city needing to take close to an 1/4 of an acre of my property alone for the road improvements.

There are also health, safety and noise concerns, such as air quality along with rodent and pest problems, daily construction and noise associated with the proposed change as well.

Why are we getting a short notice to a significant change to the zoning of the property directly behind us and shouldn't also the surrounding residential areas be involved too.

In my opinion the proposed use is not the highest and best use for the property nor is it best for the established surrounding businesses and the proposed use appears on face to only devalue the surrounding property values and thus severely impact your tax base distribution and your current business owners, our property and business values and the residents of the city.

I would ask the citizens and hearing panel to seriously consider and weigh this decision like this is your own backyard with your children and family facing this and your business and livelihood and your own personal investment at risk. A proposed change like this for a mulch area or industrial area is much like having a dump relocated to your backyard. There will be added heavy burden placed on an already burdened and taxed area. Please make a careful and considerate decision.

I have hope that the city and hearing panel will delay any consideration for this until there is time for a thorough study of the impact to all the serious concerns to health, noise, safety and the peaceful occupancy of the businesses and residents of the area of the properties they already own, the ability to get opinions of all those impacted, have the weigh in of experts and valuation studies on this significant change or outright reject the request as it will appear to have a significant negative financial, health and safety impact on an already struggling established businesses, residents and tax base in the immediate area.

Is it possible to have a transcript and recording of the hearing sent to me on this very important matter? I would like to be kept in the loop of any meetings or hearing involving this property and matter.

Thank you for your time and help

--

Stephen

Hirsch, Nancy

From: Kimberly Lampkin [lampkin.kimberly@yahoo.com]
Sent: Wednesday, February 10, 2021 11:21 PM
To: Hirsch, Nancy
Subject: I don't want to lose, my husband

Hello my name is, Kimberly Lampkin. Me and my neighbors just got this today. We have elderly, handicap and wheelchair □ people in our neighborhood. My husband is on 4 liters of oxygen and parailize in a wheelchair. My husband will die, if this happens. Can you please tune in to this meeting. Call me at 5672776945 Kimberly Lampkin, thank you for your time. I Want to talk and ask questions.

Sent from Yahoo Mail on Android

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